

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Karen L. Grant SBN 122084 LAW OFFICES OF KAREN L. GRANT 924 Anacapa Street, 1M Santa Barbara, CA 93101</p> <p>Tel. (805) 962-4413 Fax (805) 568-1641 kgrant@silcom.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor and Debtor in Possession</p>	<p>FOR COURT USE ONLY</p>
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**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - NORTHERN DIVISION**

<p>In re: Rancho Arroyo Grande LLC, a California Limited Liability Company</p> <p style="text-align: right;">Debtor(s).</p>	<p>CASE NO.: 9:15-bk-12171-PC CHAPTER: 11</p> <p style="text-align: center;">NOTICE OF SALE OF ESTATE PROPERTY</p>
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<p>Sale Date: 05/04/2016</p>	<p>Time: 10:00 am</p>
<p>Location: 1415 State Street, Santa Barbara, CA 93101 Rm. 201</p>	

Type of Sale: Public Private **Last date to file objections:** 04/20/2016

Description of property to be sold:
455-599 Hi Mountain Road, Arroyo Grande, CA 93420 and certain Personal Property located on property (subject to exclusions)

Terms and conditions of sale:
[SEE ATTACHED NOTICE AND MOTION]

Proposed sale price: \$ 15,750,000.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any):

SEE ATTACHED

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

SEE ABOVE

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Contact the Debtor's counsel at the address and telephone number above regarding any questions related to this sale.

Date: 04/08/2016

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

OVERBID PROCEDURES

1. Any party wishing to overbid shall deposit a Cashier's Check in the amount of \$250,000 with Debtor's counsel payable to the Debtor at least 48 hours prior to the hearing on this motion.

2. This sale shall be on the same terms as the proposed sale to the Buyer as reflected in Exhibit "B".

3. First Minimum overbid (subject to court approval) shall be \$15,800,000, with subsequent overbid intervals as fixed by the court.

4. Successful overbidders to open escrow within 3 business days following the hearing.

5. Ovebidder's \$250,000 deposit shall be forfeited if overbidder fails to open escrow, or close purchase in timely manner, through no fault of seller.

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
924 Anacapa Street, Suite 1M, Santa Barbara, CA 93101

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 04/08/2016, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL**:

On (date) _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

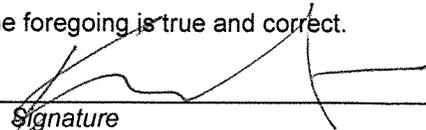
3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served)**: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

04/08/2016
Date

Karen L. Grant
Printed Name


Signature

ECF SERVICE LIST

In Re Rancho Arroyo Grande

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